

TOWN OF WAYNE

PUBLIC HEARING: SHORT-TERM RENTAL LAW DECEMBER 2, 2025

Supervisor Mahr opened the Public Hearing at 6:00 p.m. with a Pledge of Allegiance.

Present: Councilmember Bauer Councilmember Freeman
 Councilmember Haar Councilmember Kenyon
 Supervisor Mahr Deputy Clerk Gabel

In Attendance: LuAnn Simmons, MaryEllen Hamm, Rena Terwilliger, Dave Harman, and Myron Glick.

Zoom: Dan Stroehlen, Kelly Hogue, Nolan Kokkoris, Lori Foster, Jake Busch, Gary Knapp, Brian George, i-phone (unidentified).

Supervisor Mahr stated the Public Hearing is to discuss amendments to the short-term rental law, focusing on updates to septic system requirements and penalty procedures. During the hearing, Mr. Nolan Kakkoris raised concerns about the proposed law's availability and the legality of modifying ZBA appeal processes, which Supervisor Mahr acknowledged and promised to review with the Town Attorney. The Board emphasized that these amendments were part of an ongoing learning process and will wait for feedback from the County Planning Department before adopting the changes at the January meeting, while Mr. Gary Knapp inquired about the number of registered short-term rentals in Wayne.

The meeting began with Supervisor Mahr discussing the timing and logistics of an upcoming Town Board Meeting on December 9th. Supervisor Mahr mentioned that participants should be prepared and that there would be a presentation. Brian George, representing Silsby Bluff LLC, attended the conversation and provided his full name for the record.

The Town Board held a public hearing to discuss amendments to the short-term rental law, focusing on updates to septic system requirements and penalty procedures. Key changes included expanding septic inspections to all rental properties, not just those on the lake, and clarifying occupancy limits to two people per bedroom with a maximum of 12 guests overall. The board emphasized that these amendments were part of an ongoing learning process and will wait for feedback from the County Planning Department before adopting the changes at the January meeting.

Mr. Nolan Kakkoris raised procedural concerns about the proposed law not being publicly available 24 hours before the meeting, as required by the Open Meetings Law. He also questioned the legality of the town's attempt to modify ZBA appeal processes, potentially conflicting with New York State Town Law. Supervisor Mahr acknowledged the oversight and promised to review the comments with the Town Attorney. Mr. Gary Knapp inquired about the number of registered short-term rentals in Wayne, to which Councilmember Freeman replied there are approximately 90 permits.

The meeting was adjourned at 6:25 pm with a motion by Councilmember Haar, seconded by Councilmember Freeman with all in favor.

Submitted by

Nancy H. Gabel (with AI support)
Deputy Clerk

Next steps

- [Wayne: Review comments from Nolan Kokkoris regarding Open Meetings Law compliance and consult with the town's attorney on the proposed ZBA appeals language.](#)
- [Wayne: Wait for and review feedback from the county planning department on the proposed short-term rental law amendments \(expected within 30 days of submission\).](#)
- [Wayne: Consider scheduling adoption of the revised short-term rental law for the January meeting, pending county feedback and further review.](#)

On the attached there are paragraphs that are similar. These paragraphs are AI generated.

I have added Your name in some places to better quantify who spoke or who spoke from Zoom.

Let me know how You want this to read.